



National Brownfields Assessment Pilot

Wellston, MO

Outreach and Special Projects Staff (5101)

Quick Reference Fact Sheet

EPA's Brownfields Economic Redevelopment Initiative is designed to empower States, communities, and other stakeholders in economic redevelopment to work together in a timely manner to prevent, assess, safely clean up, and sustainably reuse brownfields. A brownfield is a site, or portion thereof, that has actual or perceived contamination and an active potential for redevelopment or reuse. Between 1995 and 1996, EPA funded 76 National and Regional Brownfields Assessment Pilots, at up to \$200,000 each, to support creative two-year explorations and demonstrations of brownfields solutions. EPA is funding more than 27 Pilots in 1997. The Pilots are intended to provide EPA, States, Tribes, municipalities, and communities with useful information and strategies as they continue to seek new methods to promote a unified approach to site assessment, environmental cleanup, and redevelopment.

OVERVIEW

EPA has selected the City of Wellston as a Brownfields Pilot. Wellston is a state-designated Enterprise Zone and a federally-designated Enterprise Community in St. Louis County. Wellston's population has declined by 60 percent over the past 50 years, 46 percent of the current residents live below the poverty level, and the city has a 22 percent unemployment rate. Most industries have moved to the suburbs, and a once vibrant retail district has disappeared from the city. The Wellston pilot is focusing on a 100-acre area near the Wellington Metro Link Station. A previous user of a portion of that area was the Wagner Electric Company. It manufactured electrical transformers, electric motors, brake linings, and other components. A portion of the Wagner site was cleaned up under Superfund authority; however, the city believes that other areas at the site also may be contaminated.

The Land Clearance for Redevelopment Authorities of St. Louis County and the City of Wellston plan to redevelop brownfields areas (including portions of the Wagner site) as a Wellston Technology Park (WTP). The WTP would require improvements to infrastructure to facilitate residential and commercial development. The pilot is seen as an opportunity to recapture a long-lost regional asset and to create a new economic base for the city.

PILOT SNAPSHOT



Wellston, Missouri

Date of Award:
April 1997

Amount: \$200,000

Site Profile: The pilot will focus on a 100-acre area near the Wellston Metro Link Station.

Contacts:

Dennis G. Coleman
Land Clearance for
Redevelopment
Authorities of St. Louis
County and the City of
Wellston
(314) 889-7663

Susan Klein
U.S. EPA - Region 7
(913) 551-7786
klein.susan@
epamail.epa.gov

Visit the EPA Brownfields Website at:
<http://www.epa.gov/brownfields>

OBJECTIVES

Wellston's goal is to create employment and reinvestment opportunities by redeveloping a 100-acre abandoned industrial area into an industrial technology park. Objectives of the pilot are to conduct environmental assessments of properties in the 100-acre area, prepare remediation and redevelopment plans, and develop a community outreach program.

ACTIVITIES

Activities planned as part of this pilot include:

- Conducting Phase I environmental assessments on vacant industrial buildings and lots on the 100-acre site;
- Conducting Phase II subsurface investigations on properties identified as suspect during the Phase I assessments, and developing a database of suspect properties;
- Preparing remediation plans;
- Preparing a comprehensive redevelopment plan, including land-use strategies; and
- Developing a community outreach program to actively involve residents in the redevelopment efforts.

The cooperative agreement for this Pilot has not yet been negotiated; therefore, activities described in this fact sheet are subject to change.